

**SUMMARY OF CONCEPT PLAN REVIEW: HANOVER PLACE MIXED-USE DEVELOPMENT,
1010 WEAVER DAIRY RD
COMMUNITY DESIGN COMMISSION
December 18, 2017**

Key points made by members of the Community Design Commission during its discussion of the concept plan for the Hanover Place Mixed-Use Development proposed for 1010 Weaver Dairy Road include:

- Displacement of existing residents is a significant concern. The developer has a social responsibility to relocate the people living there and provide replacement housing.
- The developer should increase the percentage of affordable units or make them affordable to a broader range of households.
- The project design does not speak to the Chapel Hill context or seem suitable to the local area. The design should reflect the local context with high quality finishes.
- The project calls itself a mixed use development, but the retail/office component is tiny and appears out of place. The project is not connected to the surrounding area sufficiently to encourage walking and biking; better pedestrian connections are needed. With the large areas of surface parking, it feels like a suburban car-oriented project. The project is too inward-focused. The project should achieve a mix of uses, rather than being mostly residential.
- Structured parking may be necessary at this density to preserve more of the wooded site, to provide more open space, and to reduce the large percentage of impervious surface and surface parking.
- Townhomes facing the road are good, but suggest their placement follow the curve of the road. However, the placement also turns their back to the rest of the development. Perhaps a central green would be a desirable design feature, with buildings framing a shared green space.
- The building and parking footprints are too big (350-380 feet long) and the green space is too small. Suggest break the project into multiple buildings with on-street parking.
- The meandering road seems out of scale. Could add street trees. Perhaps consider an internal street network that would provide order to the site.

- With this density, the main road should connect to Adair Street to the north to provide additional access to the development.
- Suggest Council consider a payment in lieu toward the future Northern greenway from this project.
- Exterior lighting is LED, but does not fit with the dark skies concept.

Submitted by: Dixon Pitt, Chair
Drafted by: Chris Berndt, Vice-Chair